

Grant Creek Village

Development Proposal Comparison

Denied 2020 Rezoning Proposal	
Requested Zoning	RM1-45 (multi-dwelling)
Maximum Density	1,195 dwelling units
Maximum Building Height	45 feet
Building Setbacks	<ul style="list-style-type: none">○ 20 feet front○ 5 feet side (interior)○ 10 feet side (street)○ 20 feet rear
Neighborhood Amenities	<ul style="list-style-type: none">○ Swimming Pool○ Grassed Recreation Area○ Hillside Hiking Trails
Proposed Transit Infrastructure	<ul style="list-style-type: none">○ Covered shelter along Expo Parkway for transit and school buses
Proposed Pedestrian Infrastructure	<ul style="list-style-type: none">○ Internal Sidewalks
Estimated Vehicle Trips per Day	6,359



2021 Rezoning Proposal with Development Agreement	
Requested Zoning	RM1-45 (multi-dwelling) with Development Agreement
Maximum Density	700 dwelling units
Maximum Building Height	45 feet
Building Setbacks	<ul style="list-style-type: none">○ 20 feet front○ 30 feet side○ 115 feet rear
Neighborhood Amenities	<ul style="list-style-type: none">○ Swimming Pool○ Grassed Recreation Field and Potential Community Garden○ Playground Equipment○ Hillside Hiking Trails – Conditional Public Access○ Fenced Dog Park & Potential Dog Wash Facility○ Required Dog Waste Stations○ Potential Day Care Center in Community Center○ Potential Self-Serve Ski & Bike Repair Workshop○ Potential Additional On-site Resident Storage
Proposed Transit Infrastructure	<ul style="list-style-type: none">○ Covered shelter along Expo Parkway for transit and school buses
Proposed Pedestrian Infrastructure	<ul style="list-style-type: none">○ Internal Sidewalks○ Public Trail along eastern property boundary between Expo Parkway and Stonebridge Road○ New crosswalk signs and markings where the Grant Creek Trail crosses Stonebridge Road and Expo Parkway
Estimated Vehicle Trips per Day	3,808